

### Zoning Docket from January 12th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2026-002</b>	Sergey Tsushko of Greencity Homes for Stone Ridge Golf, LLC 105 Pebble Creek Dr. and Kindlin Way, Taylors, SC 29687 0525060121601 PD, Planned Development District to PD-MC, Planned Development District – Major Change	20	Denial	Denial 1/28/26	Denial 2/2/26	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2026 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to redevelop the existing unused and dilapidated tennis courts into an attached residential development of 20 units which is less than the previously proposed 80</li> <li>There are more buildable units allowed per the PD</li> <li>The proposed homes are to have very minimal maintenance and consist of two stories</li> <li>The proposed development leaves it open for both owner-occupied or multifamily residential</li> </ul> </li> <li>Civil Engineer <ul style="list-style-type: none"> <li>Went with the proposed max of 3 attached units to feel more compatible with the square footage of other homes in the area</li> </ul> </li> <li>Citizen <ul style="list-style-type: none"> <li>Lives within Pebble Creek near the subject area</li> <li>Does not believe that the amount of traffic that the proposed 20 homes will create will cause an adverse impact on the area</li> <li>Likes the proposed design of the two stories with the master on the main level</li> <li>Believes that the developer exceeds expectations with the development that they have begun in the area</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>Citizen <ul style="list-style-type: none"> <li>Lives in the Taylors area</li> <li>The proposed development does not help the existing area of Pebble Creek</li> <li>The golf course land was intentionally set aside as open space</li> <li>Since 2018, over 800 new homes have been approved and the existing road infrastructure cannot support what has already been approved</li> <li>Concerned with the amount of new driveways along Pebble Creek Dr. will cause an safety problem with this road</li> <li>There have not been any neighborhood meetings</li> <li>The proposed walking path sits between the driving range and the</li> </ul> </li> </ol>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u> Email – 3 Letter – 1 Petition - 22</p>

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	<ul style="list-style-type: none"><li>proposed homes which may be a safety concern</li><li>Concerned with parking overflowing into the existing roads</li><li>Concerned with a new HOA that will not allow usage to existing residents</li></ul> <p>2. Citizen</p> <ul style="list-style-type: none"><li>Golf course architect and land planner and planned all 36 original holes of Pebble Creek</li><li>Resides directly across from the parcel in question</li><li>The original PD did not include any multifamily housing and only was planned for single-family residential developments</li><li>Concerned with traffic along Pebble Creek Dr.</li><li>Does not like that the proposed development will eliminate the amenities that were originally part of the Pebble Creek development</li><li>The existing homeowners along Pebble Creek Dr. are concerned with the disruption of utility services that could be caused during a development</li><li>The property in question is not flat and the area where the homes are proposed are approximately 10-15 feet below the road</li><li>Where will the detention ponds be located</li><li>Concerned with how the proposed development will disrupt the existing golf course</li></ul> <p>**There were approximately 73 people standing in opposition of the rezoning request.</p> <p><b>List of meetings with staff:</b> Pre-submittal meetings on 7/24/25 &amp; 8/19/25</p>	
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"><li>The subject property consists of approximately 3 acres.</li><li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans.</li><li>Pebble Creek Drive is a two-lane County-maintained local road and the property has approximately 830 feet of frontage along it. Kindlin way is a two-lane County maintained local road and the property has approximately 340 feet of frontage along it. The property is approximately .28 miles northwest of the intersection of Pebble Creek Drive and Stallings Road. The property is not along a bus route. There are no sidewalks in the area.</li><li>Floodplain is present on the site. Any development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. Taylors Elementary School is located within one mile of the site.</li><li>The applicant is requesting to rezone the property to PD-MC, Planned Development District Major Change. The applicant is proposing a Single-family or Multifamily Residential Development with a Passive Recreation Area.</li></ul> <p><b>Project Information:</b></p> <p>The applicant is proposing to reallocate 3 acres of land within the PD for a different use. This land was previously dedicated for open space, and the applicant wishes to utilize a portion of it for residential development.</p>	

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### **Proposed Land Uses:**

The proposed use for the site is 1.8 acres of single-family attached or multifamily residential development with 1.2 acres of passive recreation.

### **Architectural Design:**

The applicant is proposing up to 24 units. These units could be single-family or multifamily, but constructed in a townhome style with a variety of materials. No more than 3 units would be attached per row. Units will be a maximum of 2,000 square feet with a maximum height of 45'.

### **Access and Parking:**

The applicant is proposing 2 off-street parking spaces per unit provided by garage and surface parking, with a minimum of 36 spaces. A shared driveway may be utilized per 3 units.

### **Landscaping and Buffering:**

The applicant states that there will be a 30' building setback along Pebble Creek Drive and Kindlin Way, with a 5' setback along new internal roads. One canopy street tree is proposed per 40' of road frontage. Of the 3 acres, 1.2 acres will be dedicated to new passive recreation space. Not including the 1.2 acres of passive recreation area, 200 square feet of open space will be provided per residential unit.

### **Signage and Lighting:**

The applicant states signage will be compatible with the architecture of the proposed buildings. Up to two pedestal signs would be permitted, with a maximum height of 6' and maximum width of 10'. Site lighting will have a maximum mounting height of 16' and be full-cutoff.

### **CONCLUSION and RECOMMENDATION:**

The subject property, zoned PD, Planned Development District is located along Pebble Creek Drive, a two-lane County-maintained local road and Kindlin Way, a two-lane County-maintained local road. In the initial rezoning application which established the Pebble Creek PD, the "protection and preservation of existing and future recreational amenities" was listed as one of the primary intentions of the development. To achieve this, 183.4 acres of open space was meant to be provided within the PD. On review of zoning records, staff only finds evidence of ~165 acres of open space within the PD as it currently exists.

Additionally, a set number of single family and multifamily units were established within the Statement of Intent for Pebble Creek. Development estimates for the PD submitted by the applicant indicate that more single-family dwellings have been constructed than were meant to be allowed in the PD, and the golf course occupies more acreage than was initially planned. While the development overall is still under the total allowed units, this is due in part to the construction of more single-family homes and less multifamily dwellings than should have been permitted.

Staff is of the opinion that the reallocation of open space within the PD for more residential development would further reduce the total open space within the development, and this incremental reduction of open space could undermine one of the principles on which the PD was established.

Based on these reasons, staff recommends denial of the requested rezoning to PD-MC, Planned Development District - Major Change.